

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF PARCEL C-2A-2

IN THE CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, Louis W. Mian has expressed an interest in and has submitted a satisfactory proposal for the development and rehabilitation of Disposition Parcel C-2A-2;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Louis W. Mian be and hereby is tentatively designated as redeveloper for Disposition Parcel C-2A-2 in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within 60 days in a form satisfactory to the Authority of:



- (i) Evidence of the availability of necessary equity funds;
- (ii) Evidence of payment - final commitments from banks or other lending institutions;
- (iii) Final Working Drawings and Specifications;
- (iv) Proposed construction and rental schedules.

2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

3. That disposal of Disposition Parcel C-2A-2 by negotiation is the appropriate method of making the land available for development.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

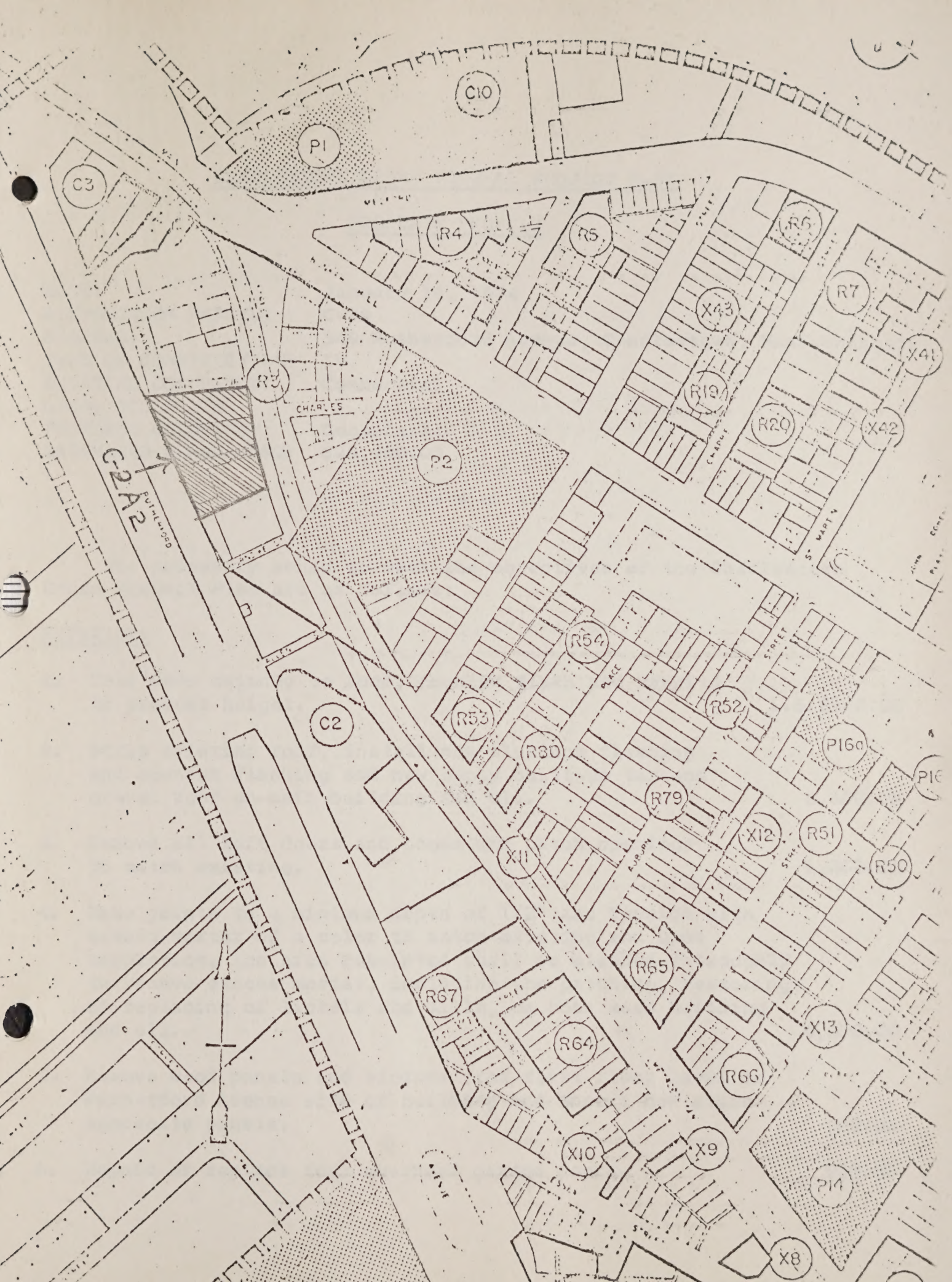
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CHARLESTOWN URBAN RENEWAL PROJECT R-55

PROPERTY PROFILE

DATE: January 16, 1974  
DISPOSITION PARCEL: C-2A  
ADDRESS: 549 Rutherford Avenue, Charlestown, Massachusetts  
TYPE OF CONSTRUCTION: IV  
EXISTING OCCUPANCY: Commercial  
LEGAL OCCUPANCY:  
PROPOSED OCCUPANCY: Commercial  
ESTIMATED REHAB COST: \$26,460.00

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The necessary rehab to meet the objectives of the Charlestown Urban Renewal Plan are as follows:

EXTERIOR:

1. Tear down chimney to roof, counter flash and rebuild to present height. L.S. \$180.00
2. Strip existing roof, install new aluminum flashing and counter flashing and new 5-ply built-up tar and gravel roof on main building and ell. 6,600.00
3. Remove all loft doors and booms and patch openings to match existing. 1,200.00
4. Rake joints to a minimum depth of 1/2" and repoint with cement mortar of a color to match existing and upon completion, the area repointed shall be cleaned thoroughly to remove excess mortar, including the patching, restoring, or replacing of lintels and sills, on both main building and ell. 9,000.00
5. Remove wood panels and windows from first floor level on Rutherford Avenue side of building and insert new stone aggregate panels. 960.00
6. Repair or replace four overhead garage doors. 960.00

Property Profile - 549 Rutherford Avenue, Charlestown, Mass.

EXTERIOR (Continued):

7.	Remove three existing entrance doors and replace with three new flush steel doors and frames, complete with hardware.	\$900.00
8.	Wash down with muriatic acid, or Klenztone; steam clean or sand blast entire exterior of both main building and ell.	3,000.00
9.	Paint all doors, windows and trim with two coats.	960.00
10.	Remove ten wooden double-hung windows and replace with new "Brosco" or equal set-up units, complete with interior trim and locks.	1,200.00
11.	Remove all broken glass from steel sash and replace with new wire glass. (Approximately 500 S.F.)	1,500.00
		<hr/>
		\$26,460.00

The above figures include 20% for overhead, insurance and profit.



## BOSTON REDEVELOPMENT AUTHORITY

Date 1/16/74

Total Est. Rehab Cost

Cost Estimate Breakdown

Property Address

\$26,460.00549 Rutherford Ave.  
Charlestown, Mass.

ITEM #	QUANTITY	UNIT	UNIT PRICE	*	**	***	****	REVIEW
EXTERIOR:								
1			L.S.	\$150.00				
2	5500	SF	1.00	5500.00				
3	5	Ea.	200.00	1000.00				
4	10000	SF	.75	7500.00				
5	4	EA	200.00	800.00				
6	4	Ea	200.00	800.00				
7	3	Ea	250.00	750.00				
8	10000	SF	.25	2500.00				
9			L.S.	800.00				
10	10	Ea	100.00	1000.00				
11	500	SF	2.50	1250.00				
				\$22050.00				
			OVERHEAD & PROFIT 20%	4410.00				
			TOTAL	\$26460.00				



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May 2, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN MASS. R-55  
DISPOSITION PARCEL C-2A-2  
TENTATIVE DESIGNATION OF REDEVELOPER / REHABILITATION

Disposition Parcel C-2A-2, located at 549 Rutherford Avenue, consists of approximately 24,000 square feet of land more or less with the buildings thereon.

This property is currently owned by the Authority and was scheduled for demolition. However, Louis W. Mian, who operates a tile, terrazzo and mosaic business and has been an on-site tenant for thirteen years, has requested that the Authority permit him to purchase and rehabilitate this property. He has agreed to remove all code violations from these buildings and to renovate the property in a manner acceptable to our rehab and design staff. A copy of the specifications to which he has agreed is attached.

It is recommended that the Authority adopt the attached resolution tentatively designating Louis W. Mian as redeveloper of Disposition Parcel C-2A-2.

ATTACHMENTS



